



**312 LEICESTER  
ROAD, CROPSTON LE7 7GT**

**£479,950**  
**FREEHOLD**



0116 236 7000



[sales@judgeestateagents.co.uk](mailto:sales@judgeestateagents.co.uk)



[judgeestateagents.co.uk](http://judgeestateagents.co.uk)



13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



WITH NO UPWARD CHAIN, BEING VERY WELL PRESENTED AND LOCATED UPON A POSITION THAT IS MOST DESIRABLE, JUDGE ESTATE AGENTS ARE HAPPY TO OFFER THIS STUNNING BUNGALOW.

NESTLED WITHIN A DESIRABLE POSITION IN ONE OF CHARNWOOD'S MOST FAVOURABLE LOCATION COMES OFFERED FOR SALE THIS THREE BEDROOM DETACHED BUNGALOW. AS YOU APPROACH VIA A DRIVEWAY THAT PROVIDES PARKING FOR SEVERAL VEHICLES YOU REACH THIS LOVELY BUNGALOW WITH A DOUBLE GARAGE. INTERNALLY THERE IS AN ENTRANCE PORCH, SPACIOUS ENTRANCE HALL, LIVING ROOM,



#### **ENTRANCE PORCH**

There is a built in store and door that leads to:

#### **ENTRANCE HALL**

With a radiator, power points, fitted cupboard and doors that lead to:

#### **LIVING ROOM 21'9 x 14'9 - 12'9**

Benefiting from a bow window to the front aspect, radiator, power points, feature fire surround and patio doors to the rear leading onto the Garden.

#### **KITCHEN/DINING 19'3 x 13'**

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral double oven, hob and extractor, integral fridge/freezer, integral dishwasher, plumbing for a washing machine, power points, radiator, window to the side and a bow window to the rear aspect as well as a door that is to the side aspect.

#### **PRIMARY BEDROOM 14' x 12'**

Benefiting from a bow window, radiator, power points, fitted wardrobes and a door that leads to:

#### **EN-SUITE**

Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling, window and a heated towel rail.

#### **BEDROOM 12'6 x 9'9**

Having a window to the side aspect, radiator and power points.

#### **BEDROOM 11'9 x 10'9**

There is a bow window to the rear aspect, radiator and power points.

#### **SHOWER ROOM**

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, heated towel rail and a window to the front aspect.

#### **REAR GARDEN**

Comprising a patio with borders and steps up to a mainly laid to lawn garden.

#### **PARKING**

As mentioned in our summary there is a driveway that leads up to:

#### **DOUBLE GARAGE 16'3 x 15'8**

Benefiting from an up and over door and the facilities of both power and lighting.

#### **CROPSTON VILLAGE**

The Charnwood village of Cropston is set between the larger villages of Rothley and Anstey. Both these villages provide day to day amenities to include schooling, shops and post office, doctor and dental practices, pubs and restaurants and banking. The local beauty spot of Bradgate Park is on the outskirts of the village. The village itself has two pubs / restaurants.

#### **VIEWINGS**

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### **MEASUREMENTS & FLOORPLANS**

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### **ANTI MONEY LAUNDERING**

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

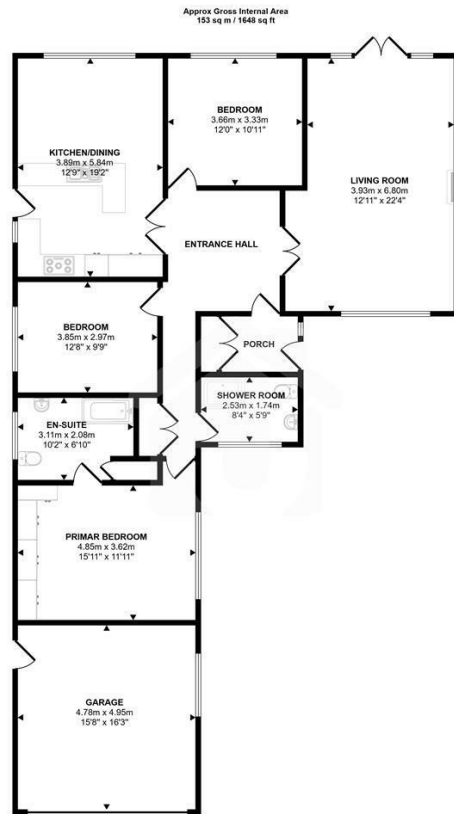
#### **DISCLAIMER**

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
4. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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All properties are listed on Rightmove, Zoopla & our website.



## TERMS & CONDITIONS

### Money laundering

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**1. Money laundering regulations:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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**4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**5. These particulars** are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.